

**CITY OF SANTA CLARA
HOUSING AND COMMUNITY SERVICES DIVISION**

**NEIGHBORHOOD CONSERVATION AND IMPROVEMENT PROGRAM
HOUSING REHABILITATION LOAN COMMITTEE**

**MINUTES OF MEETING
(SUBJECT TO COMMITTEE APPROVAL)
February 12, 2015 8:00 A.M.**

Committee Members Present: Teresa O'Neill Bianca Placencia
 Ken Wright Carmen Pascual

Staff Present: Tamera Haas, Deputy City Manager
 Stephanie Gutowski, Staff Analyst
 Kelvin Malko, Housing Inspector

I. CONSENT CALENDAR

Items listed on the CONSENT CALENDAR are considered routine and will be adopted by one motion. There will be no separate discussion of the items on the CONSENT CALENDAR unless discussion is requested by a member of the Council, staff or public. If so requested, that item will be removed from the CONSENT CALENDAR and considered under CONSENT ITEMS PULLED FOR DISCUSSION.

- A. Minutes from October 9, 2014.
 Motion approved (4-0)

II. ITEMS FOR DISCUSSION

- A. Acceptance of NCIP Budget and Program Status updates.
- B. Larry K. Acker, CEO of ACT D'MAND Systems

Staff presented information on the HOME expenditure requirement deadline at the October 9, 2014 committee meeting. The City of Santa Clara must spend HOME monies by September 30, 2015. Staff is recommending a water pump program. The set up and implementation will be similar to the Bright Home Paint Program. Water pumps will be installed as a grant to homeowners to assist in lowering energy costs and reduce water waste. Staff is also considering granting water saving toilets and shower heads.

Larry K. Acker, CEO of ACT D'MAND Systems was invited to present information on his company and the water pump product. At the push of a button, the ACT D'MAND water system circulates the ambient temperature water in the hot water lines back to the water heater. This was water normally is lost down the drain. The D'MAND system fills the hot water line with hot water. A thermal sensor senses a

temperature rise and quickly shuts the pump off. The result in getting hot water to the fixtures three to four times faster is not having to wait for hot water and a savings in water and energy. Kelvin Malko, Housing Inspector, suggested that it will take about three to four years to realize a full pay back. The water department is currently not using this system.

The Committee Members tabled discussion of the water pump until the April 9, 2015 meeting.

- C. Mr. and Mrs. Finucane countertop request.

Due to the length of the meeting, the Committee Members requested that this request be tabled until the April 9, 2015 meeting.

III ITEMS FOR ACTION

- A. Client Number 10471
Greenwood Dr.

Motion: Approved an amount of \$13,000 plus a 10% contingency for identified work, 3% interest, and twenty year deferred payment. Subject to availability of program funds
Motion approved (4-0)

- B. Client Number 10498
Silveria Ct.

Motion: Approved an amount of \$56,000 plus a 10% contingency for identified work, 3% interest, and twenty year deferred payment. Subject to availability of program funds
Motion approved (4-0)

- C. Client Number 10501
Pineview Dr.

Motion: Approved an amount of \$30,000 plus a 10% contingency for identified work, 3% interest, and twenty year deferred payment. Subject to availability of program funds.
Motion approved (4-0)

- D. Client Number 10515
De La Cruz Blvd.

Motion: Approved an amount of \$75,000 plus a 10% contingency for identified work, 3% interest, and twenty year deferred payment. Subject to availability of program funds.
Motion approved (4-0)

- E. Client Number 10274
Eastwood Cir.

Motion: Approved an amount of \$75,000 plus a 10% contingency for identified work, 3% interest, and twenty year deferred payment. Subject to availability of program funds.
Motion approved (4-0)

- F. Client Number 10338
Cabrillo Ct.

Motion: Approved an amount of \$20,000 plus a 10% contingency for identified work, 3% interest, and twenty year deferred payment. Subject to availability of program funds.
Motion approved (4-0)

- G. Client Number 10497
Halford Ave.

Motion: Approved an amount of \$3,000 plus a 10% contingency for identified work, 3% interest, and twenty year deferred payment. Subject to availability of program funds.
Motion approved (4-0)

- H. Client Number 10510
Flora Vista Ave.

Motion: Approved an amount of \$45,000 plus a 10% contingency for identified work, 3% interest, and twenty year deferred payment. Subject to availability of program funds.
Motion approved (4-0)

- I. Client Number 10511
Andreas Place

Motion: Approved an amount of \$75,000 plus a 10% contingency for identified work, 3% interest, and twenty year deferred payment. Subject to availability of program funds and Title and Insurance confirmation.
Motion approved (4-0)

- J. Client Number 10512
Monroe St.

Motion: Approved an amount of \$10,000 plus a 10% contingency for identified work, 3% interest, and twenty year deferred payment. Subject to availability of program funds.
Motion approved (4-0)

- K. Client Number 10514
Reed St.

Motion: Approved an amount of \$6,000 plus a 10% contingency for identified work, 3% interest, and twenty year deferred payment. Subject to availability of program funds.
Motion approved (4-0)

L. Client Number 10516
Keystone Ave.

Motion: Approved an amount of \$22,000 plus a 10% contingency for identified work, 3% interest, and twenty year deferred payment. Subject to availability of program funds.
Motion approved (4-0)

M. Client Number 00505
Andrea Place

Motion: Approved extension of the 20 year deferred promissory note.
Motion approved (4-0)

VI. OTHER BUSINESS

VII. ADJOURNMENT

Meeting was adjourned to next scheduled meeting on February 12, 2014 at 8:00 AM.